

FORT BAKER

Proposed Plan EIS

TABLE OF CONTENTS

INTRODUCTION	xv
1.0 PURPOSE AND NEED FOR ACTION	1-1
1.1 NEED FOR THE PROPOSED ACTION	1-1
1.2 PURPOSE OF THE PROPOSED ACTION.....	1-2
1.3 OBJECTIVES	1-2
1.4 SCOPING	1-4
1.5 ISSUES.....	1-4
1.6 PURPOSE OF THE EIS	1-5
1.7 IMPACT TOPICS DISMISSED FROM FURTHER CONSIDERATION	1-6
2.0 ALTERNATIVES INCLUDING THE PROPOSED ACTION	2-1
2.1 OVERVIEW OF ALTERNATIVES.....	2-1
2.2 PROPOSED PLAN (PROPOSED ACTION).....	2-6
2.3 1980 GMP ALTERNATIVE.....	2-18
2.4 OFFICE AND CULTURAL CENTER ALTERNATIVE	2-20
2.5 NO ACTION ALTERNATIVE.....	2-21
2.6 MITIGATION MEASURES INCLUDED AS PART OF THE PROPOSED ACTION	2-22
2.7 ALTERNATIVES CONSIDERED BUT REJECTED.....	2-39
3.0 AFFECTED ENVIRONMENT	3-1
3.1 GEOLOGY AND SOILS.....	3-1
3.2 COASTAL PROCESSES	3-5
3.3 WATER RESOURCES	3-7
3.4 BIOLOGICAL RESOURCES	3-9
3.5 CULTURAL RESOURCES	3-18
3.6 TRAFFIC AND CIRCULATION	3-21
3.7 AIR QUALITY	3-29
3.8 NOISE	3-32
3.9 LAND USE AND COMMUNITY SERVICES	3-33
3.10 VISUAL AND AESTHETIC RESOURCES.....	3-36
3.11 RECREATION AND VISITOR ENJOYMENT	3-37
3.12 INFRASTRUCTURE	3-39
3.13 HUMAN HEALTH, SAFETY AND THE ENVIRONMENT	3-41
4.0 ENVIRONMENTAL CONSEQUENCES.....	4-1
4.1 SUMMARY OF ENVIRONMENTAL CONSEQUENCES	4-1
4.2 ENVIRONMENTAL CONSEQUENCES OF PROPOSED ACTION	4-11
4.3 ENVIRONMENTAL CONSEQUENCES OF THE GMP ALTERNATIVE	4-85
4.4 ENVIRONMENTAL CONSEQUENCES OF OFFICE AND CULTURAL CENTER ALTERNATIVE	4-92
4.5 ENVIRONMENTAL CONSEQUENCES OF NO ACTION ALTERNATIVE.....	4-98

FORT BAKER

Proposed Plan EIS

5.0	SUSTAINABILITY AND LONG-TERM MANAGEMENT	5-1
5.1	RELATIONSHIP OF SHORT-TERM USES OF THE ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY	5-1
5.2	IRREVERSIBLE OR IRRETRIEVABLE COMMITMENTS OF RESOURCES	5-1
5.3	ADVERSE IMPACTS THAT CANNOT BE AVOIDED	5-2
5.4	GROWTH-INDUCING IMPACTS	5-4
6.0	CONSULTATION AND COORDINATION	6-1
6.1	HISTORY OF PUBLIC INVOLVEMENT AND SCOPING	6-1
6.2	BRIEF SUMMARY OF MAJOR ISSUES RAISED DURING SCOPING	6-3
6.3	STATUS OF COMPLIANCE WITH PUBLIC AGENCY REQUIREMENTS	6-5
6.4	OUTREACH TO LOW-INCOME AND MINORITY GROUPS.....	6-7
6.5	LIST OF PREPARERS.....	6-8
6.6	LIST OF RECIPIENTS.....	6-10
7.0	REFERENCES	7-1

APPENDICES

- A Proposed Treatment of National Historic Landmark Structures at Fort Baker
- B Species for Habitat Restoration at Fort Baker
- C List of Special Status Species
- D Background Information on Cumulative Projects

VOLUME II - RESPONSE TO COMMENTS*

- 1.0 INTRODUCTION
- 2.0 MASTER RESPONSES
- 3.0 COMMENTS AND RESPONSES

* Bound under separate cover.

FORT BAKER

Proposed Plan EIS

LIST OF TABLES

2-1	Summary of Alternatives.....	2-3
3-1	Primary Fort Baker Roadways	3-24
3-2	Existing Intersection Levels of Service.....	3-28
3-3	Ambient Air Quality Standards.....	3-31
3-4	Summary of Annual Air Quality Data, San Rafael Air Monitoring Station.....	3-32
3-5	Recreational Activities at Fort Baker.....	3-38
4-A	Summary of Cumulative Projects.....	4-2
4-1	Summary of Environmental Impacts After Mitigation.....	4-4
4-2	Land Disturbance ¹ (acres)	4-12
4-3	Employee & Visitor Vehicle Trip Distribution—Roadway Segments ¹ Weekday Conditions (Before Mitigation).....	4-49
4-4	Employee & Visitor Vehicle Trip Distribution—Roadway Segments ¹ Weekend Conditions (Before Mitigation).....	4-49
4-5	Proposed Action Intersection LOS (Before Mitigation)	4-52
4-6	Proposed Action Traffic (Before Mitigation) - Downtown Sausalito Intersections Weekend Midday (12 noon to 3 p.m.).....	4-53
4-7	Construction Equipment Noise Levels	4-63
4-8	Projected Traffic Noise—Existing Plus Proposed Action	4-64
4-9	Comparison of the Proposed Action with the 1980 GMP by Planning Area	4-68
4-10	Maximum Building Space by Planning Area ¹ (square feet).....	4-70
4-11	Retained, Expanded and New Activities at Fort Baker under the Proposed Action	4-76
4-12	Comparison of Maximum Daily Visitation during Peak Periods under the Proposed Action with the 1980 GMP ^a	4-78
4-13	Projected Wastewater Flows, Proposed Action (Average Dry Weather Flows).....	4-81

FORT BAKER

Proposed Plan EIS

LIST OF FIGURES

Regional Site Location	xvii
Planning Area Boundary	xviii
2-1 Planning Areas	2-2
2-2a Proposed Plan for Fort Baker	2-7
2-2b Detail of Proposed Plan for Fort Baker.....	2-8
2-3 Highlights of the Plan.....	2-9
2-4 View of Horseshoe Bay from Historic Boat Shop.....	2-13
2-5 View from Top of Restored Parade Ground.....	2-15
2-6 Boardwalk through Restored Beach.....	2-17
2-7 1980 GMP Alternative (as shown in 1980 GMP as amended)	2-19
3-1 Geologic Map	3-2
3-2 Principal Active Regional Faults.....	3-3
3-3 Map of Soil Types	3-6
3-4 Horseshoe Bay with the Marsh, Circa 1900	3-11
3-5 Construction of Seawall on Westernmost Edge of Horseshoe Bay, Circa 1929	3-12
3-6 Vegetation and Habitat Map	3-13
3-7 Existing Fort Baker Layout	3-23
3-8 Existing Intersection Volumes	3-27
4-1 Proposed Beach Concept.....	4-19
4-2 Native Habitat Restoration Areas.....	4-29
4-3 Barracks around the Parade Ground with Porches Still in Place, Circa 1902-1903.....	4-39
4-4 Officer's Club and Theater has been Removed from the Parade Ground	4-39
4-5 Parade Ground, Circa 1915	4-42
4-6 Evidence of Trees, Circa 1925	4-42
4-7 Trees along Canter Road have been Removed and the Parade Ground Trees Still Remain, Circa 1952.....	4-43
4-8 Projected Increase in Peak Hour Trips Along Alexander Avenue Before Mitigation (Proposed Action—Maximum Scenario)	4-50